

L-2400370



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ACREAGE FOR SALE

87559 540th Avenue | Creighton, Nebraska

PRICE REDUCED

\$305,000

Highlights:

- Central location to several communities: Creighton, Bloomfield, Wausa, Osmond
- Large acreage with mature shelter belts and grazing opportunities
- Charming farmhouse with updates throughout



www.FarmersNational.com/Oneill

For additional information, please contact:

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Property Information

Directions to Property:

From Creighton, Nebraska, travel nine miles east on Highway 59 and three and one-half miles north on 540th Avenue.

Residential Description:

Beautiful acreage offering 7.73 acres of land. A four-bedroom, two-bathroom farmhouse sits at the forefront of the property. The home has had updates, including: vinyl plank flooring on the main floor, can lighting, and car siding for an accent feature. The home has a reverse osmosis system complete with black light testing. Septic and drain fields were completed a few years ago.

A two-car, detached garage (measuring 29' x 20') has been updated with new doors, can lights, outlets, insulation, a tin ceiling, and windows. A 33' x 42' shop has been updated with tin (interior and exterior), insulation, conduit, outlets, lighting, a large door with opener, and windows. The shop is equipped with a corn stove, as well as an electric heater for the winter months.

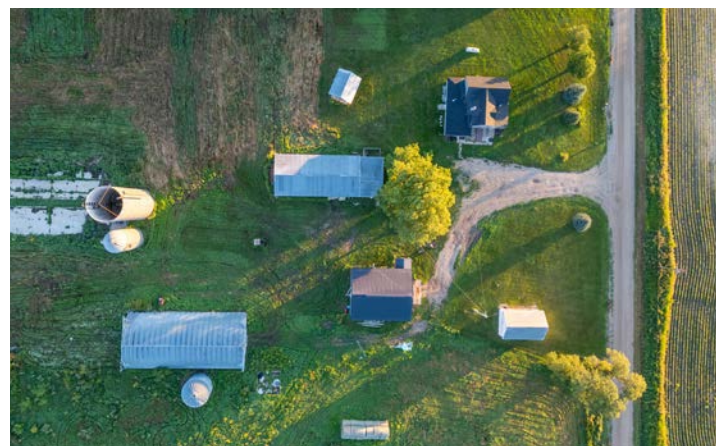
Additional outbuildings include: a 27' x 75' barn and an 80' x 38' quonset. Smooth and barbed wire electric fencing has been put in and used for rotational grazing. A new drinker has been put in for livestock watering. There is plenty of space on the property to plant a garden of your own or add other improvements. This property has been very well cared for and has many opportunities for new owners!

2023 Taxes:

- \$1,672.30

Price Reduced:

- \$305,000.00



Property Aerial Map



Estimated Room Sizes

Main Floor

Master Bedroom	12' x 11'8"
Master Bathroom	10'6" x 8'2"
Living Room	15'4" x 15'4"
Dining Room	11'9" x 16'
Kitchen	13'4" x 15'8"

Outbuildings

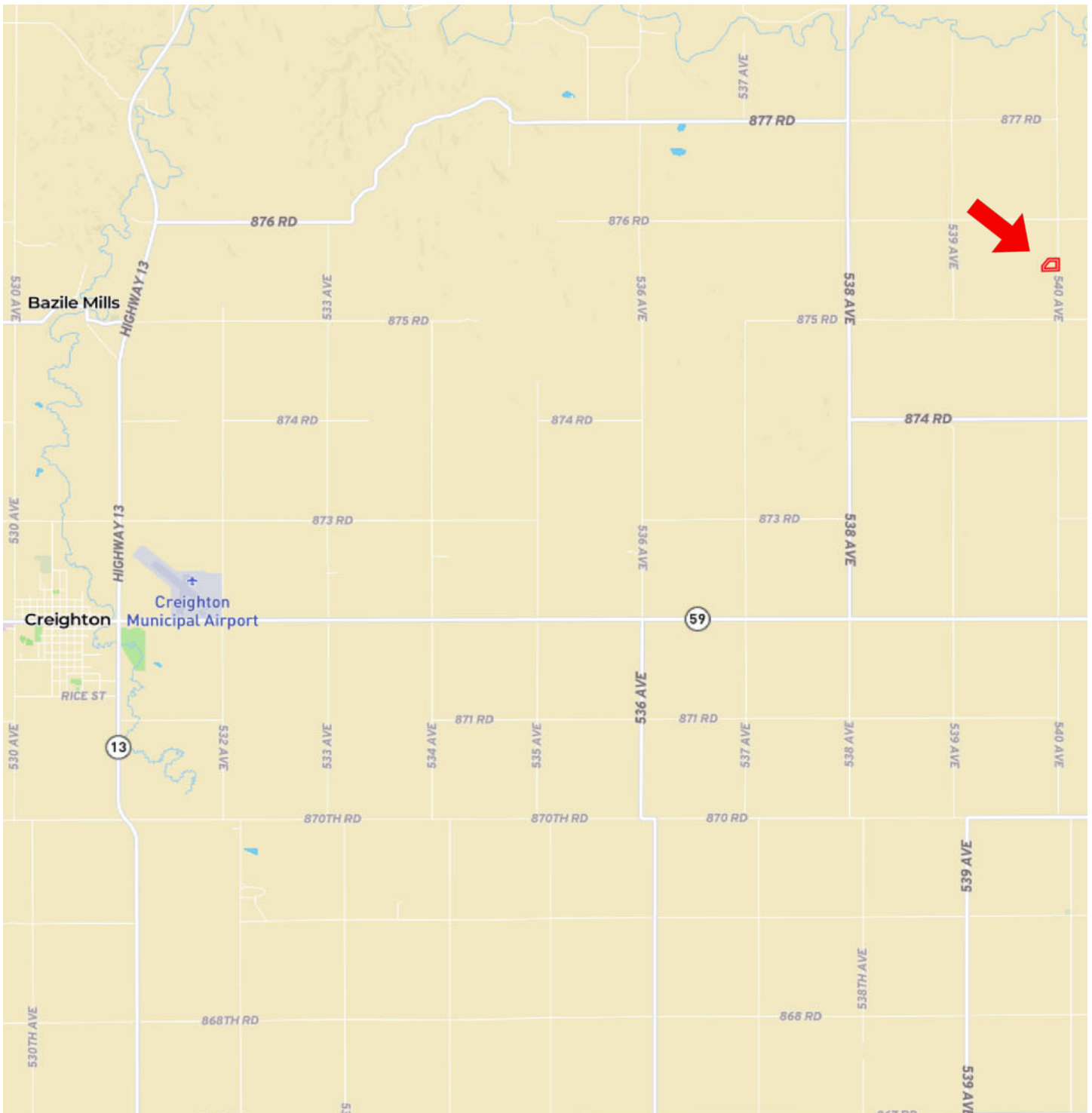
Shop	33' x 42'
Quonset	80' x 38'
Barn	27' x 75'
Garage	29' x 20'

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Property Photos



Property Location



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